

FROM:
DEPARTMENT OF FIRE AND SAFETY SERVICES
Douglas A Holton, Fire Chief

DIVISION OF FIRE PREVENTION
Steven Zaccard, Fire Marshal



CITY OF SAINT PAUL

Randy C. Kelly, Mayor

100 East Eleventh Street Telephone: 651-228-6230

Saint Paul, MN 55101 Facsimile: 651-228-6241

CODE ENFORCEMENT POLICY #5-5

September 28, 2004

TO: All Inspection Staff

FROM: Steve Zaccard, Fire Marshal

SUBJECT: ESCAPE WINDOWS/AREAWELLS IN
RESIDENTIAL OCCUPANCIES

CODE REFERENCE: 2003 Minnesota State Fire Code Section 1009
Saint Paul Legislative Code Section 34.13, 34.14

"THIS POLICY IS TO SERVE AS A GUIDE FOR YOUR ENFORCEMENT. EXCEPTIONS TO THIS POLICY SHALL BE APPROVED BY THE FIRE MARSHAL THROUGH YOUR SUPERVISOR."

The 2003 State Fire Code contains requirements for escape windows from basements in dwelling units and from sleeping rooms below the fourth story (see EW-1 handout). The Property Maintenance Code, Sec. 34.13(4) may be applied to existing windows.

Escape window sill height should be no more than 44 inches from the floor (48 inches for existing). **Existing** steps, ladders, and devices intended to meet the sill height requirement shall be allowed unless they are deemed by the inspector to be a distinct hazard.

NOTE: Residential sleeping room windows must also meet the Property Maintenance Code requirement for light and ventilation, Sec. 34.14 (2).

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